



GRASSROOTS
REALTY GROUP

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162 Heritage Court
Cochrane, Alberta

MLS # A2347478



\$739,900

Division:	Heritage Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,505 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, No Back Lane		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: n/a

* 5 BED + 4 BATH | 200 AMP SERVICE | SPICE KITCHEN/BUTLER PANTRY | CORNER LOT | DOUBLE MASTER SUITE | 9' CEILINGS ON MAIN, BASEMENT, AND UPPER LEVEL* Discover Heritage Hills in the charming town of Cochrane. This meticulously crafted, fully upgraded, brand-new residence could be your ideal home. It welcomes you with a generous entryway that sets the tone for the entire home. The MAIN LEVEL includes a FULL BEDROOM AND FULL BATHROOM, along with a dedicated OFFICE space, all featuring 9' ceilings and 8' doors. The kitchen is modern and well-appointed, with Energy Star appliances, quartz countertops, a quartz backsplash, and ceiling-height cabinets. A SPICE KITCHEN, complete with a range, cabinets, and sink, adds extra culinary space. The large living room, featuring a fireplace with quartz accents, and the dining area offer plenty of room for gatherings and daily living. An oversized deck with a gas line finishes the main floor. Elegant OAK Railing on stairs with a stylish railing leads upstairs to the 9' ceiling upper level, where a welcoming bonus room awaits. The master suite includes a luxurious 5-piece ensuite with a custom shower and his-and-her sinks, along with a spacious walk-in closet. All bathrooms feature 2x2 and 2x4 tiles. There are two additional bedrooms, with a 3-piece bathroom, and a second master bedroom with its own 3-piece ensuite. The basement boasts 9' ceilings, a Napoleon furnace, and ample windows. Overall, this is a complete, FULLY UPGRADED, NOTHING BASIC on a 42' front lot, and it offers unmatched value at this price. COMPLETES in SEPTEMBER 2026. Schedule your private showing with your preferred realtor today!